

## Fenham Drive, Penketh Warrington

Detached Property • Four Generous Bedrooms • Perfect Family Home • Stunning Kitchen/Dining Room • Multiple Living Areas • Conservatory • Wonderful Sized Garden • Fantastic Plot • Ample Parking Available



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR

Upon entering, you are welcomed by a bright hallway that provides access to all areas of the ground floor. To the front of the home are multiple living spaces, offering flexibility for both relaxing and entertaining. The lounge has a warm and cosy feel, enhanced by a beautiful large window that floods the room with natural light. The family room is a separate space, currently used as snug and home office.

The heart of the home is the stunning kitchen/dining room, thoughtfully designed with modern fittings and generous workspace. Featuring sleek worktops, integrated appliances, and a handy breakfast bar, this kitchen is a true highlight. A spacious conservatory, providing a bright and inviting space that can be enjoyed all year round. Completing the ground floor is a convenient WC and access to the huge integral garage, which also offers use as a utility area including plumbing and drainage and opportunities for expansion and or conversion due to its size.

Upstairs, the large landing is bright and airy providing easy access to all four generously sized bedrooms.



The family bathroom is fitted with both a shower and a bath, catering for all family needs. The property benefits from full LED lighting internally and external lighting installed front, side, and rear. The property is also fibre optic broadband equipped, essential for any home workers.

## GARDEN

The property enjoys a fantastic plot, offering a strong sense of privacy and exclusivity and set it aside from other properties currently on the market. The rear garden includes a large patio for entertaining and is otherwise laid to a generous lawn with potential to extend the property further (subject to the necessary permissions). The garden benefits from not being overlooked to the rear, creating a peaceful and private setting. To the front of the property is the garage along with ample driveway and lawned front garden with parking with space for three cars and includes a tethered 7kW Zappi EV charger.



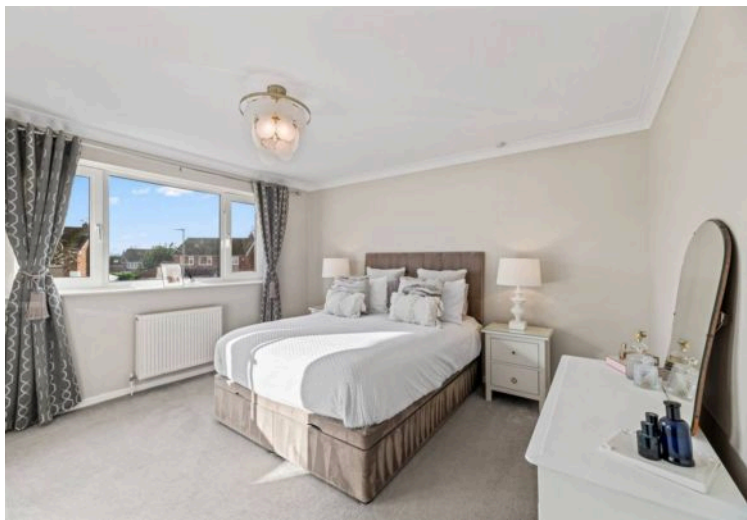
## LOCATION

Penketh is an attractive suburb within easy driving distance to Warrington Town Centre. It is a sought-after area for families. The suburb is home to a selection of cosy pubs, including the Ferry Tavern which sits on the Trans Pennine Trail, making it a popular spot for dog walkers and cyclists. The pub is also home to the annual Glastonferry music festival which is always a sell out event in the community. Penketh benefits from a great range of shops, parks and public transport connections. There is also a leisure centre, library and golf club, meaning residents have a great range of facilities right on the doorstep.

## GENERAL INFORMATION

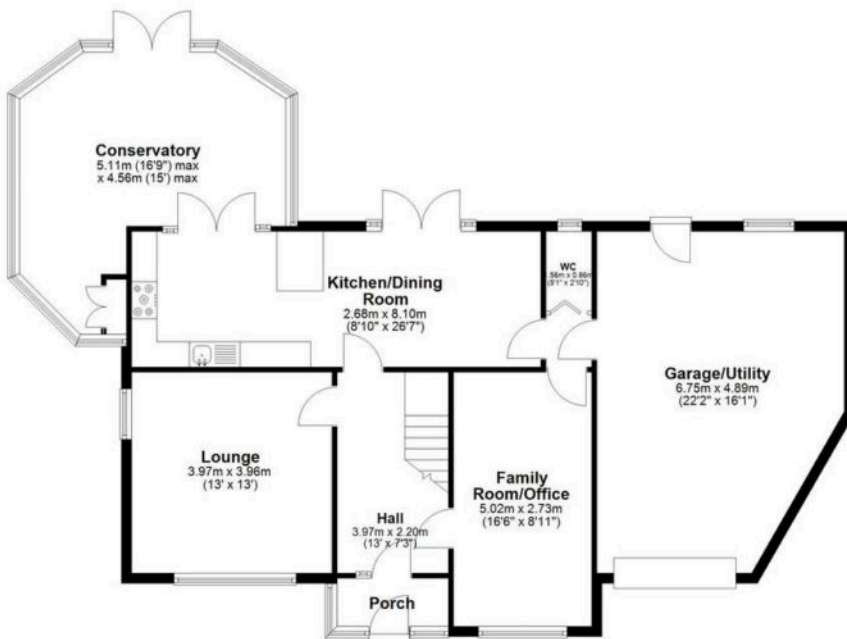
- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D





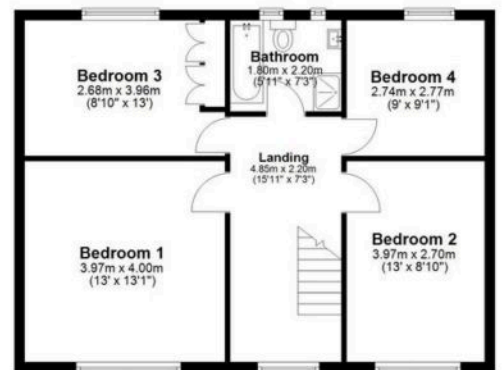
### Ground Floor

Approx. 118.5 sq. metres (1275.9 sq. feet)



### First Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 180.2 sq. metres (1939.8 sq. feet)

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.